



Connells

Mill Lane
Newbold Verdon Leicester



Property Description

Attractive Family Home in a Sought-After Village Location

Set along the ever-popular Mill Lane in Newbold Verdon, this well-presented home offers spacious and practical accommodation within a desirable village setting.

Ideal for families, professionals or those looking to enjoy village life with excellent commuter links, the property combines comfort, space and convenience.

Located in a popular residential part of Newbold Verdon with a strong village community feel. Close to local shops, pubs, schools and everyday amenities. Easy access to Market Bosworth, Hinckley and Earl Shilton for a wider range of facilities.

Excellent commuter links via the A447, A444, A5 and M69, connecting Leicester, Coventry and Birmingham. Surrounded by countryside walks and green spaces, perfect for outdoor enthusiasts.

Fantastic opportunity to purchase a well-located village home offering space, comfort and strong transport links. Early viewing is highly recommended.



Ground Floor

Lounge

A well-proportioned and welcoming lounge offering a comfortable space to relax, featuring an electric fireplace that creates a cosy focal point. The room benefits from good natural light and ample space for a range of seating arrangements.

Kitchen/Dining Room

A modern and functional kitchen/dining space, well suited for both everyday living and entertaining. The kitchen is equipped with an electric oven and hob, fridge/freezer and dishwasher, with ample worktop and cupboard space. There is room for a dining table, making this a sociable and practical heart of the home.

Utility/Downstairs Toilet

A convenient ground floor cloakroom fitted with a low-level WC and wash hand basin, ideal for guests and everyday practicality.

First Floor

Bedroom 1

A generously sized main bedroom featuring a window providing natural light, a built-in dressing room cupboard for convenient storage, and a radiator. A calm and comfortable space ideal for a principal bedroom.

Bedroom 2

A good-sized second bedroom overlooking the rear of the property, with a window to the rear and a radiator. Suitable for a guest room, child's bedroom or home office.

Bathroom

The family bathroom is fitted with a low-level WC, wash hand basin and a bath with shower over. Additional storage is provided via a built-in cupboard, which also houses the boiler, keeping the space neat and practical.

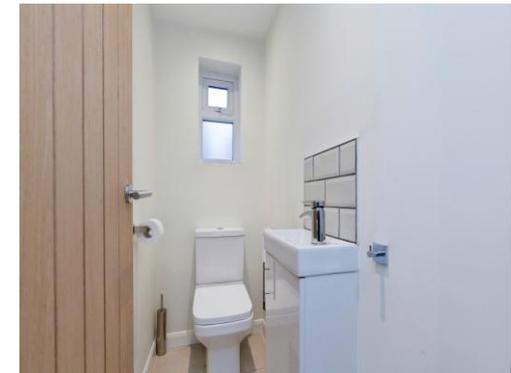
Outside

Rear Garden:

An enclosed rear garden designed for low maintenance, featuring two slabbed patio areas ideal for outdoor seating and entertaining. The garden benefits from privacy panels, all new fencing, and convenient external electric and water points.

Parking:

Off-road parking is provided via a driveway, in addition to a garage, offering excellent parking and storage options.









Total floor area 89.4 m² (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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88 Castle Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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